



For Lease

RIPCO
RETAIL LEASING

Hopatcong Plaza

47 Hopatchung Road
Hopatcong, NJ

Sussex County

3,250 SF Endcap Location

Retail/Medical/Fitness space available in Walgreen's anchored center

Contact
Exclusive Agents

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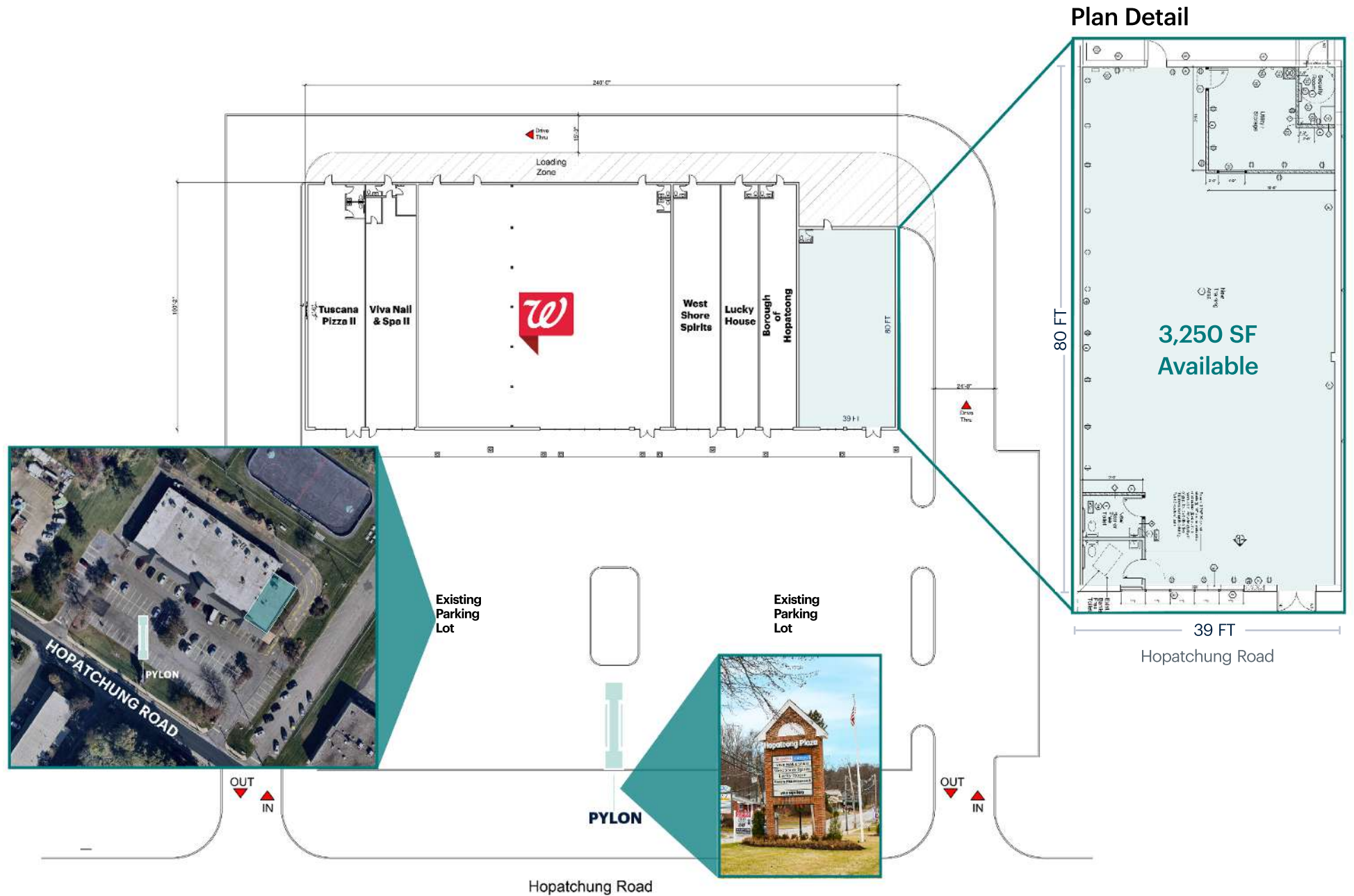
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Space Details

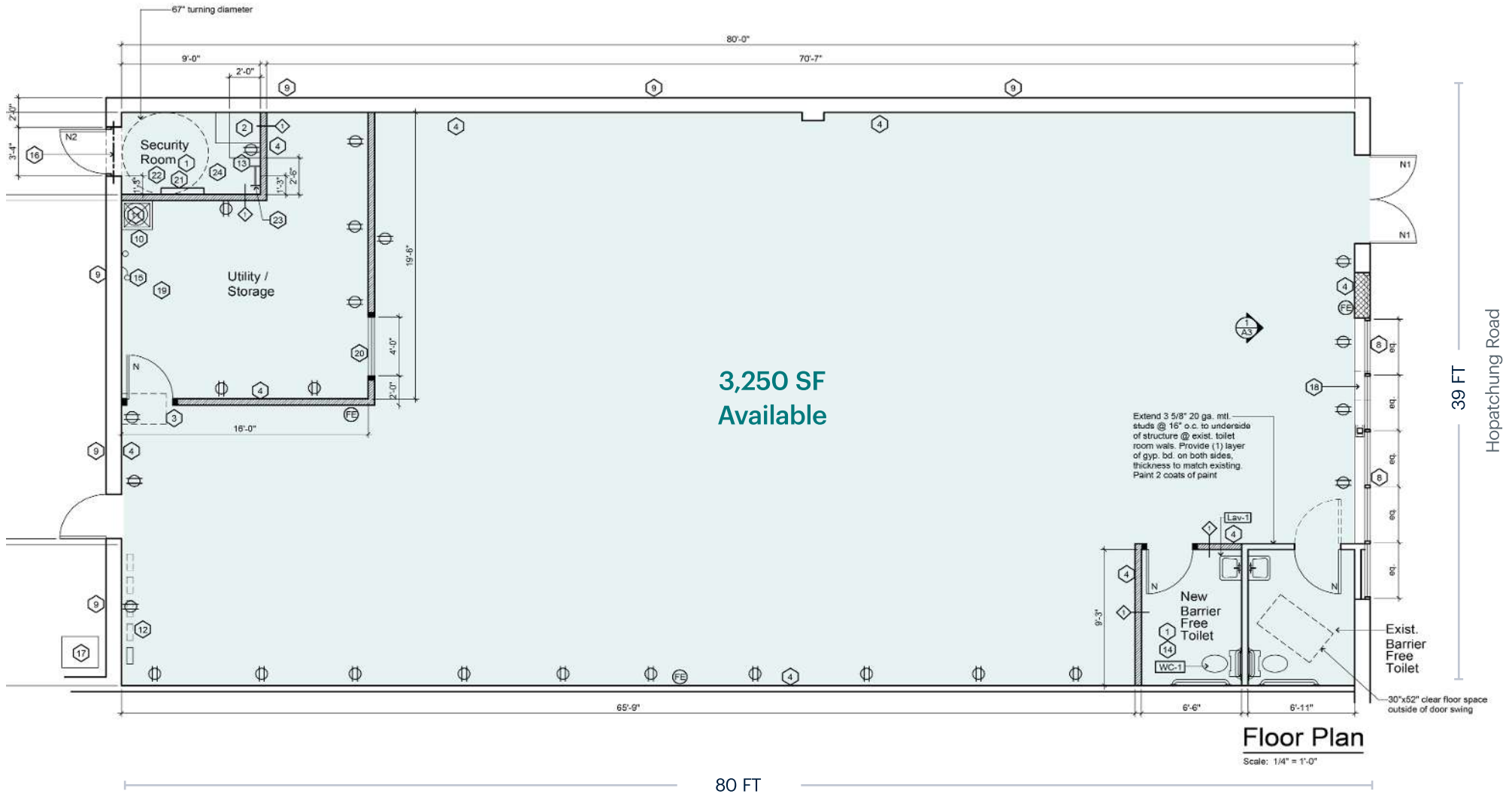


Size	Endcap	3,250 SF *The leasing of this space is contingent upon Landlord terminating the lease with the existing tenant
GLA	22,025 SF	
Rent	Upon request	
NNN	\$10.68 PSF (est.) Trash by tenant and water/sewer are separately metered	
Parking	114 spaces; just over 5 cars per thousand square feet	
Co-Tenants	Walgreen's, West Shore Spirits, Tuscana Pizza Restaurant II, Lucky House Chinese, Viva Nail & Spa II, Hopatcong Community Center	
Neighbors	Dunkin', 3-in-1 Deli & Grocery, Signature Style Lounge, Gans Media, Sam's Dry Cleaners, USPS	
Comments	Walgreen's anchored center Two blocks from municipal complex Adjacent to town roller hockey rink, skate park, little league field, community garden, and fire department Across the street from USPS Less than a mile from Hopatcong High School and Hopatcong Lake Pylon signage available Ibuki Martial Arts is closing	

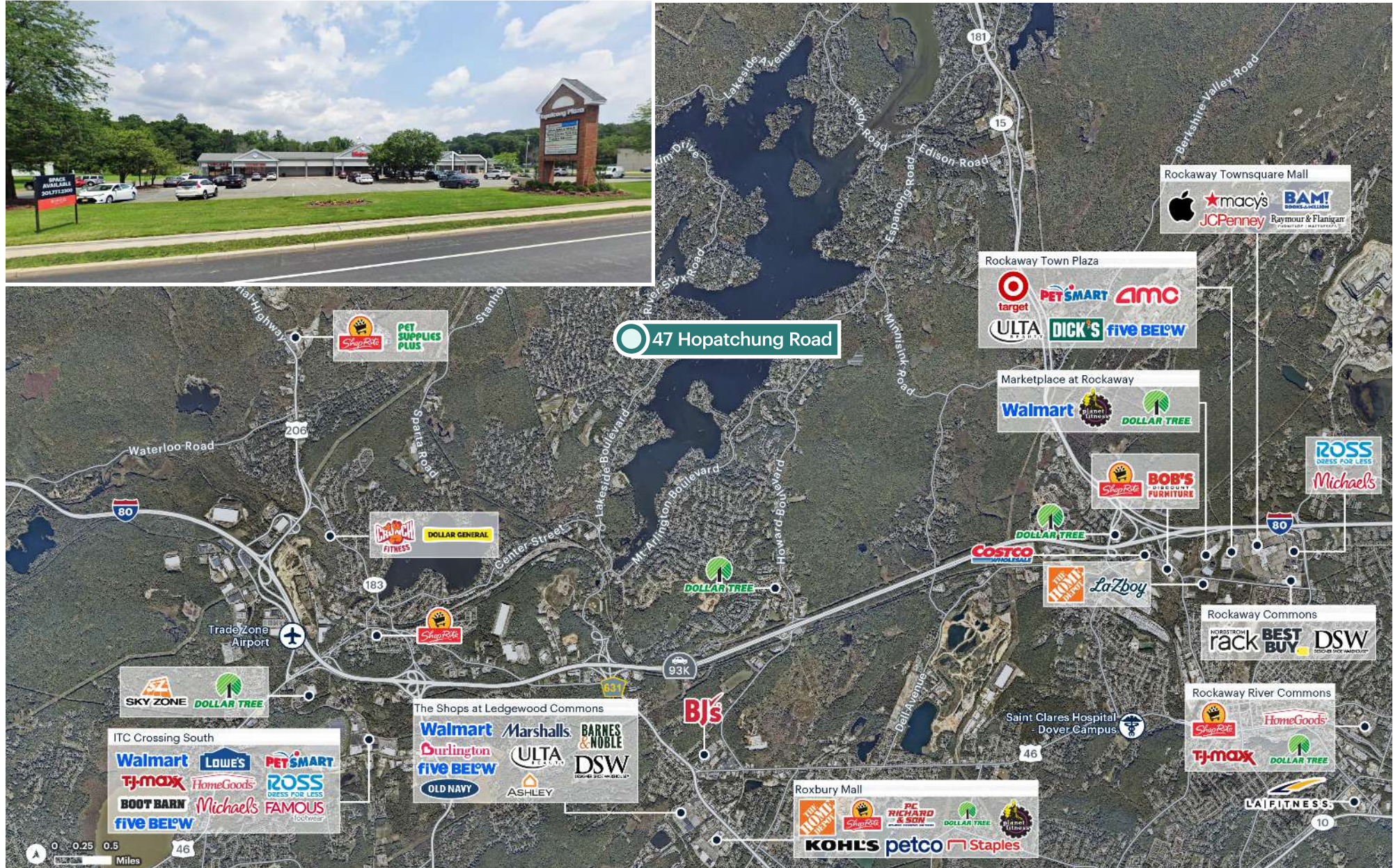
Site Plan



Floor Plan



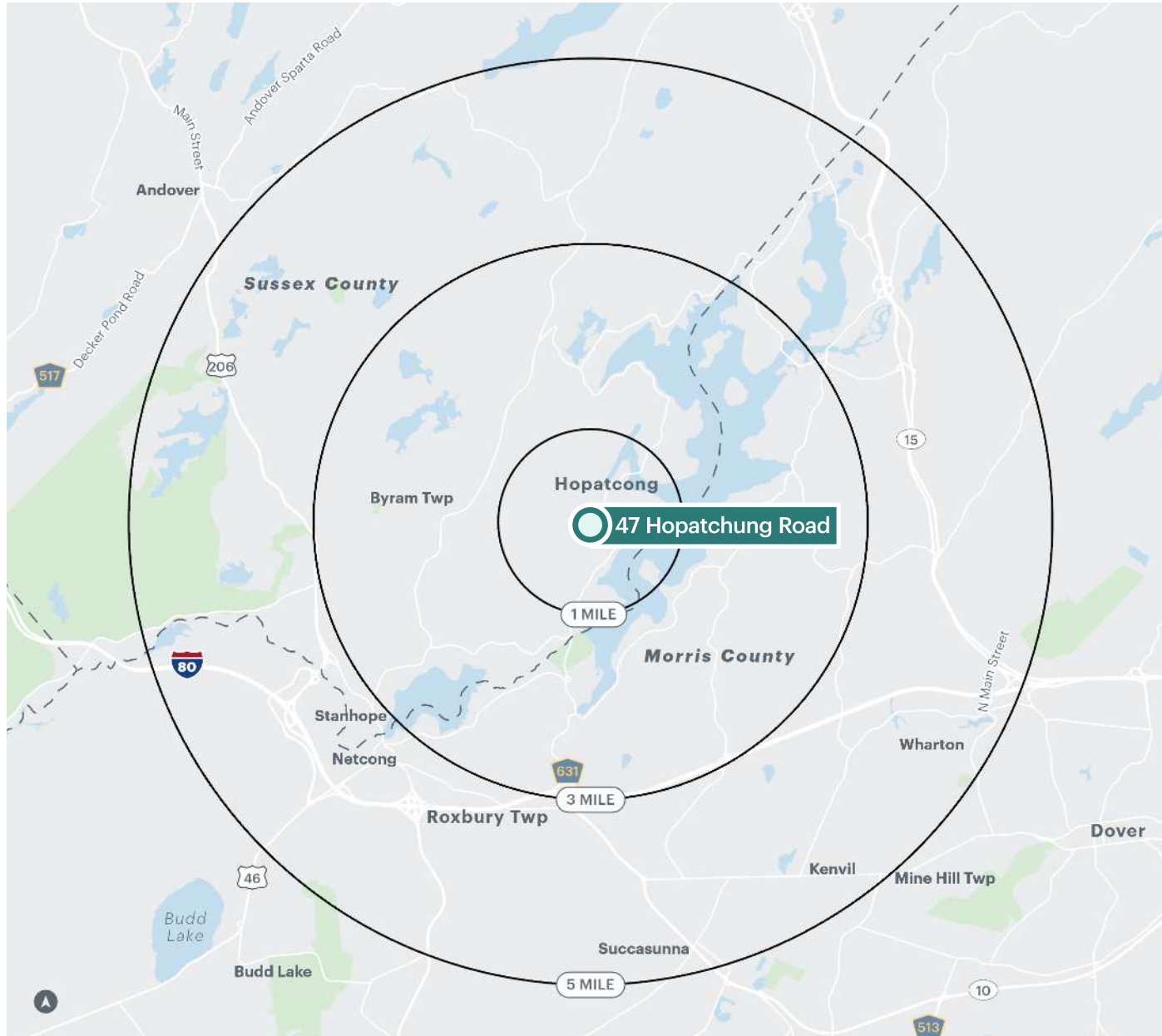
Market Retail



Local Retail



Area Demographics



Population	1 mile	8,595
	3 miles	34,885
	5 miles	71,690
Total Households	1 mile	3,502
	3 miles	14,364
	5 miles	29,090
Average Household Income	1 mile	\$131,670
	3 miles	\$142,109
	5 miles	\$145,166
Median Household Income	1 mile	\$107,550
	3 miles	\$112,911
	5 miles	\$114,842
Bachelors + Higher	1 mile	2,338
	3 miles	10,704
	5 miles	23,895
Total Employees	1 mile	1,655
	3 miles	8,312
	5 miles	24,075
Total Businesses	1 mile	150
	3 miles	812
	5 miles	2,360
Total Daytime Population	1 mile	5,000
	3 miles	23,182
	5 miles	55,589